

INDUSTRIAL / WAREHOUSE FOR SALE

354 Padholme Road East

Peterborough, PE1 5XL



Key Highlights

- Self-contained site
- On site parking
- Approximately 1 mile from City Centre
- Securely fenced site
- Suitable for a range of uses STP
- Fronting the busy Padholme Road
- Prime trade counter location

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The property comprises a factory/warehouse unit, built in the 1950's of steel portal frame construction with brick elevations and a pitched roof and a more recent extension to the rear. There are two storey offices along the northern elevation and further offices within the unit. The property is on a self-contained site with parking to the front and side of the building.

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit	29,464	2,737
Building - Stores	6,017	559
1st - Two storey Office	5,099	474
Outdoor - Loading Bay	568	53
TOTAL	41,148	3,823

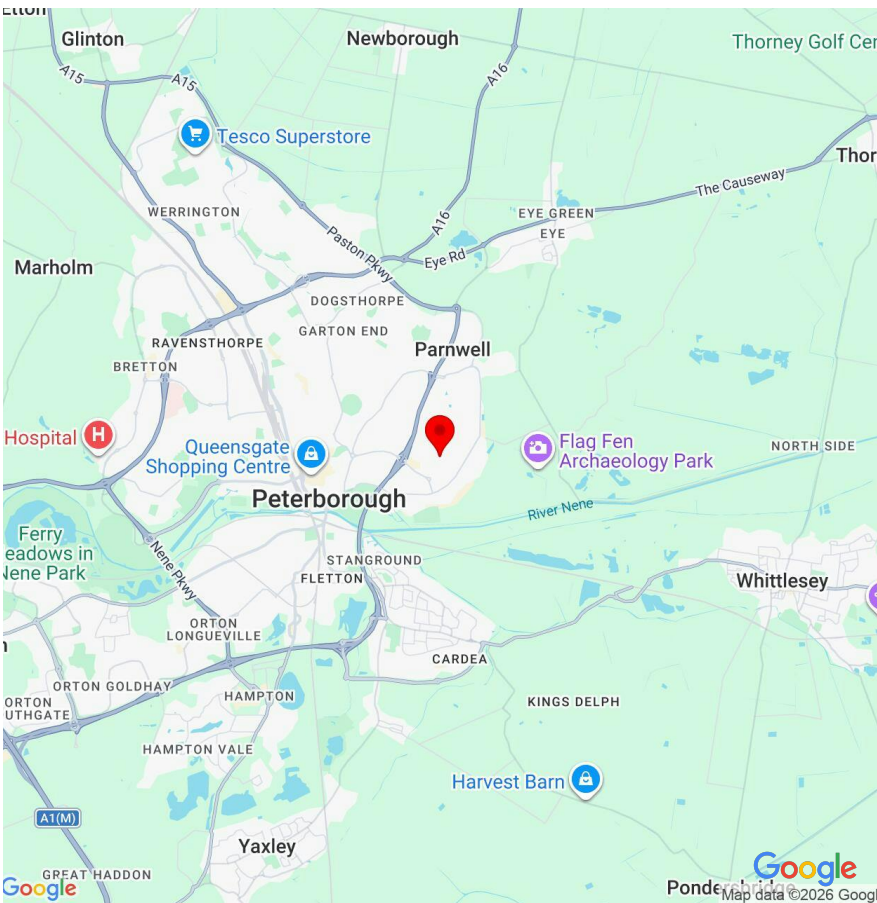
LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The property is situated in Fengate in Eastern Industry, an established industrial area to the east of Peterborough City Centre. It is approximately 1.5 miles east of the City Centre and approximately 0.5 miles of the Frank Perkins Parkway which forms part of Peterborough's dual carriageway system, which in turn links the A1(M) to the south. Titan Drive is a development of 17 units prominently located on Fengate on the boundary of the Eastern Industry Employment Area of Peterborough which is approximately 1.5 miles east of Peterborough city centre.

Eastern Industry is one of Peterborough's principal employment areas and is an area of mixed use including industrial, trade counter, leisure and car sales. Nearby occupiers include Perkins Engines, Selco, ToolStation and Car Store.



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VIEWINGS

Strictly by appointment with the sole agent.

TERMS

The property is available on a freehold basis - guide price of £2,200,000.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £0.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

PLANS

Site plans available upon request.

EPC

Available upon request.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

CONTACTS

For further information please contact:

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